



December 07, 2020

AGENDA

- Project Recap and Proposed Zoning- Amanda Loomis, Planning Director
- Sustainability Overview, Stella Carr, Sustainability Director
- Panel Discussion- Elizabeth Galloway, Hannah Payne, Craig Lizotte, Ben Myers
 - Q and A
- Feedback Session

Ground Rules

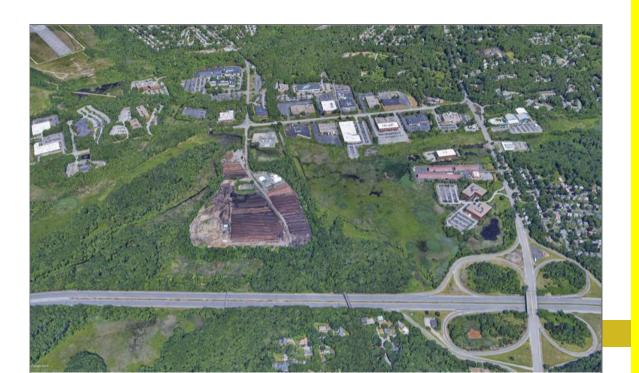
- Please remain on mute
- Please direct questions to the chat or Q&A during the presentation
- Please use the raise your hand function or chat
- This meeting is being recorded.
- The recorded meeting and all the resources will be available on the Town website: www.HIPLexington.com
- Live Transcript

PROJECT

PURPOSE

Why are we doing this?

To support Lexington in its efforts to compete with other Towns vying to attract the regional demand for life science office and lab space



To encourage state-of-the-art facilities for life science office and lab space by:

- Creating appropriate contemporary indoor spaces
 that support research and development
- Providing both indoor and outdoor amenities
- Creating more of a sense of place by creating a feeling that the area is more connected as a district

This will result in helping Lexington to compete for desired companies to locate here with potential benefits including:

- Significant increase to the tax base
- Amenities and opportunities for socializing and recreating for Lexington residents
- Opportunities for employment

Future Vision

Why create a district plan with its own zoning?

M3 Member Maugel Architects Selected to Reposition Lexington Property into a Best-in-Class Life Science Asset

August 18, 2020 In LATEST HERS ARTYCLES, REAL ESTATE.



Many of the buildings are coming to the end of their life cycle

If and when a property owner wishes to redevelop ... Lexington will be poised with a plan in place

Redevelopment will happen incrementally, gradually, over time

Trend is that often companies keep some office space in Cambridge and move lab (more expensive space) to suburban location

Much of the additional space will be devoted to lab space and amenities

Future of Hartwell Avenue

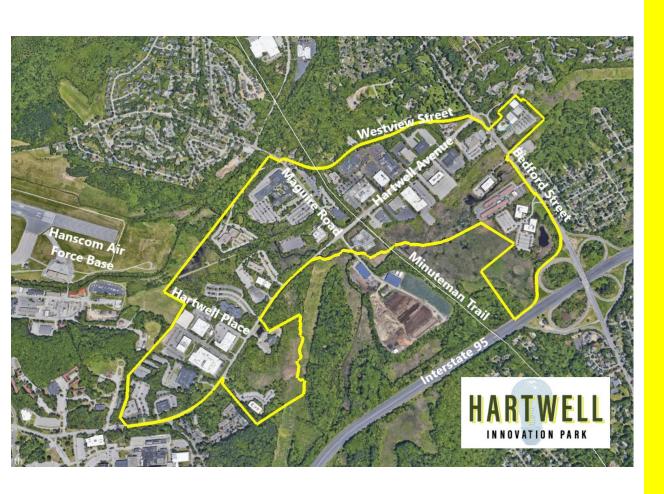


Opportunities

- More contemporary work environment for employees
- Outdoor amenities for residents
- Improved pedestrian and bike infrastructure
- Increased taxes for Town
- Sustainable buildings
- Improved transportation options

PROJECT

VISION



PLANNING PRINCIPLES

- Capitalize on the natural environment towards health and recreation
- Diversify transportation alternatives
- Establish a new interface between Hartwell Avenue and its buildings with streetscape enhancements and lighting
- Nurture a neighborhood by diversifying land uses
- Foster pedestrian-scaled gathering spaces and mid-block connections
- Capitalize on underutilized land for new development
- Establish sustainable buildings and performance landscape standards

Lexington Zoning Bylaw

Article 16 Citizens Zoning Amendments - PASSED

- Consolidates the existing CSX (commercial service expanded), and CRO (regional office) districts into the existing CM (manufacturing)
- Adjusts lot area, frontage, and setback requirements to give more flexibility in site layout and eliminate existing nonconformities
- Eliminates floor area ratio (FAR) limit
- Allows buildings along the sidewalk district.
- Increases the allowed height to allow six-story buildings meeting modern laboratory requirements
- Incentivizes sustainability



Lexington Zoning Bylaw

Article 16 Citizens Zoning Amendments - Intent

- Provide a consistent development standard across the area
- Expand build opportunities and provide flexibility in layout
- Give more flexibility in site layout
- Create a more walkable district
- · Allow greater density and encourage more efficient use of land



	CM <u>& HIP</u>
Minimum lot area	3 AC 20,000 SF(f)
Minimum lot frontage in feet	200 -50(f)
Minimum front yard in feet (a), (b) , (h)	25 - <u>NR</u>
Minimum side yard in feet	25 - <u>15</u> (f)
Minimum rear yard in feet	25 - <u>15</u> (f)
Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet	100 - <u>50</u> (f)
Maximum nonresidential floor area ratio (FAR)	0.35(f) <u>NR</u>
Maximum site coverage	NR
Public and institutional buildings, maximum	
height: In stories:	NR
In feet:	65- <u>115</u> (f) <u>(h)</u>

Build Out Analysis

- 171.6 acres of developable area
- 98.1 acres of total building footprint area



Lexington Zoning Bylaw

Draft Hartwell Innovation Park (HIP)

- 1. Purpose and Intent
- 2. Design and Site Development Standards
- 3. Application Review and Requirements
- 4. Review of Uses and Technology
- 5. Waivers
- 6. Compliance
- 7. Hartwell Innovation Park Review





Lexington Zoning Bylaw

Design Standards

- 1. Design Mixture for Business Diversity
- 2. Site Layout
- 3. Outdoor Amenities
- 4. Transportation, Circulation, Parking
- 5. Stormwater and Erosion Control
- 6. Alternative Energy, Sustainability, Best Management Practices
- 7. Landscaping
- 8. Infrastructure and Utilities





It's
HIP
to be
Sustainable

POLL: If you were to guess... what do you think is the breakdown of source of emissions between buildings and transportation in Lexington?

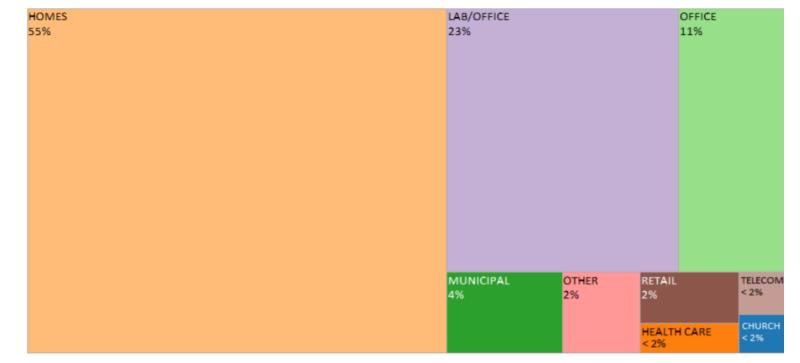
Buildings are responsible for 46%, transportation for 54% Buildings are responsible for 56%, transportation for 44% Buildings are responsible for 66%, transportation for 24% Buildings are responsible for 76%, transportation for 24% Buildings are responsible for 86%, transportation for 14%

Report, Reduce, Produce, Purchase

~In Lexington – buildings are responsible for 66% of emissions – transportation is responsible for 24%.

Breakdown of Emissions by Building Type:

Lab: 23% Office:11%



~We should focus on emissions that occur within the boundaries of Lexington – electricity use, heating, process and manufacturing loads, transportation, and waste.

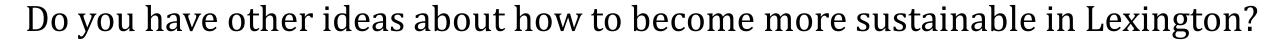
Report, Reduce, Produce, Purchase

Town Target: Lexington's buildings are powered by 100% renewable energy sources by 2035

Your Goals:

- 1. Eliminate, to the extent possible, fossil fuel combustion in buildings (Lab Focus in Hartwell)
- 2. Maximize onsite solar energy generation without sacrificing mature trees (Hartwell Hanscom)
- 3. Minimize fossil fuel use from individual vehicles by maximizing foot, bike, and mass transit options and promoting electric vehicle use with charging stations. (Transportation Session)
- 4. Manage storm water, flooding, runoff, contamination (Conservation)
- 5. Minimize the use of toxic substances in construction/maintenance/interiors
- 6. Promote green/outdoor spaces for people to enjoy that prioritize native species/pollinators (Design)
- 7. Promote Zero Waste by minimizing single-use items, minimizing food waste, diverting organics from the incinerator

HARTWELL INNOVATION PARK



Put your thoughts in the chat!

Sustainable Action Plan

"Improve the ongoing quality of life and desirability of living and working in Lexington by addressing long-term sustainability and economic viability while responding to the impacts of climate change."

Recent Energy Efficient Buildings



MIT Nano- Lab, Cambridge, MA

ELL INNOVATION PARK

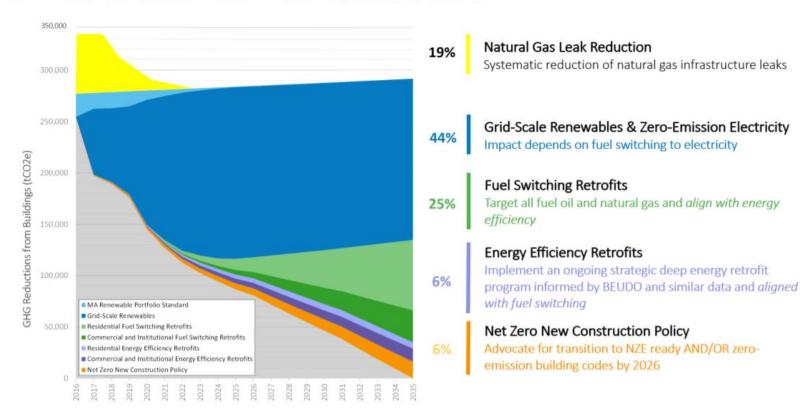


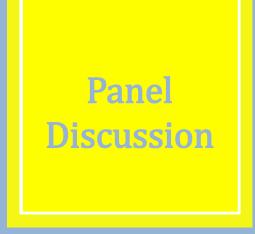
Burlington BioCenter, 4 Burlington Woods - Burlington, MA

Getting to Net Zero Roadmap

"Lexington's 25-year goal is to reduce fossil fuel and greenhouse gas emissions from the town's residential, commercial, and municipal buildings, which account for 66% of Lexington's total greenhouse gas emissions, and to achieve a transition to 100% renewable energy sources."







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Craig Lizotte

Real Estate and Facilities MathWorks

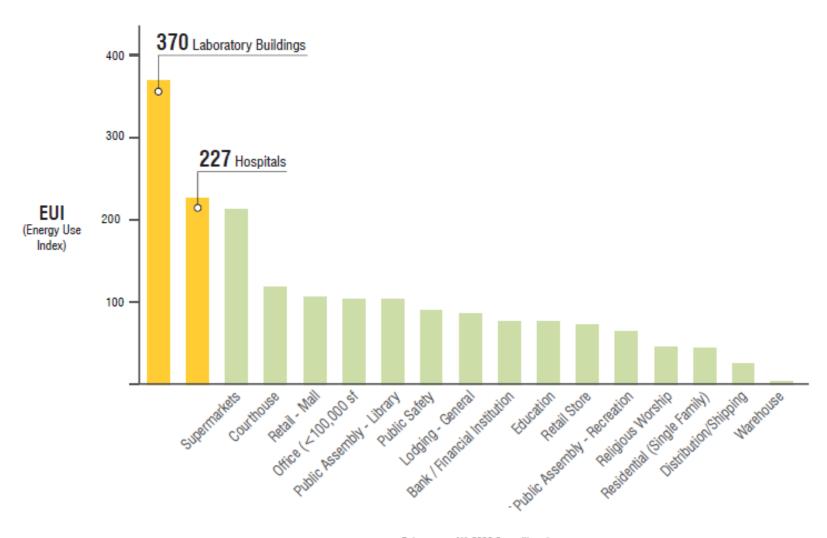
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Ben Myers

VP, Sustainability Boston Properties

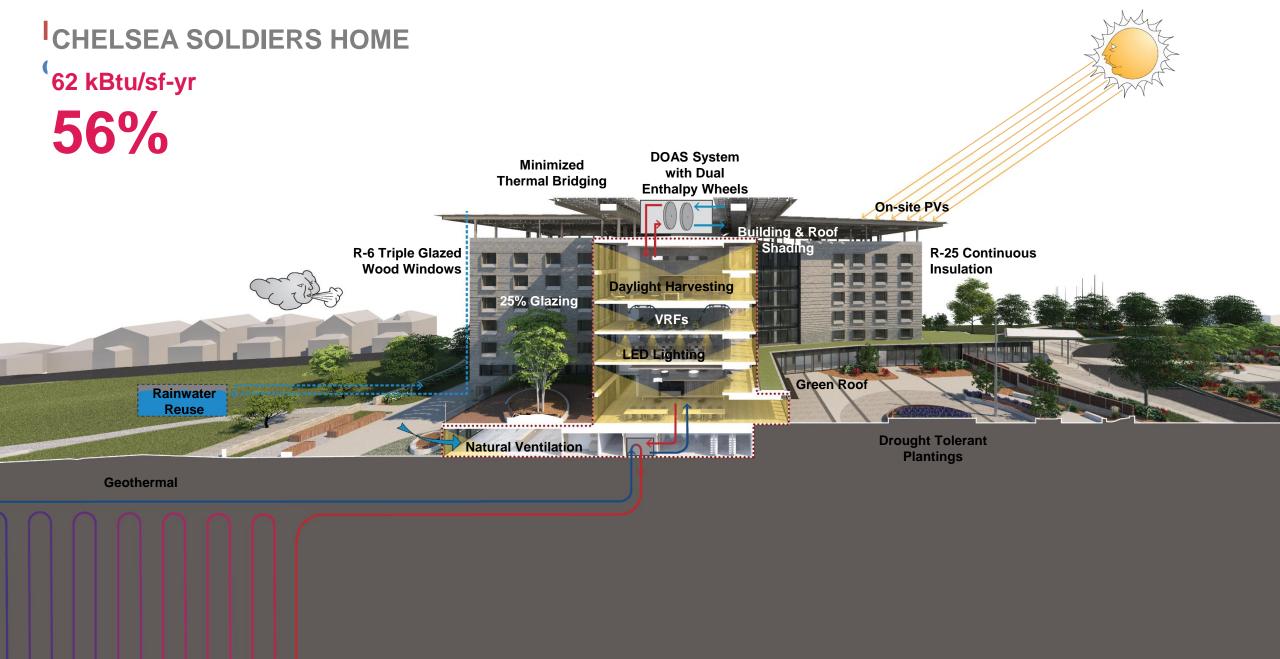
bmyers@bxp.com



Data source: AIA 2030 Committment



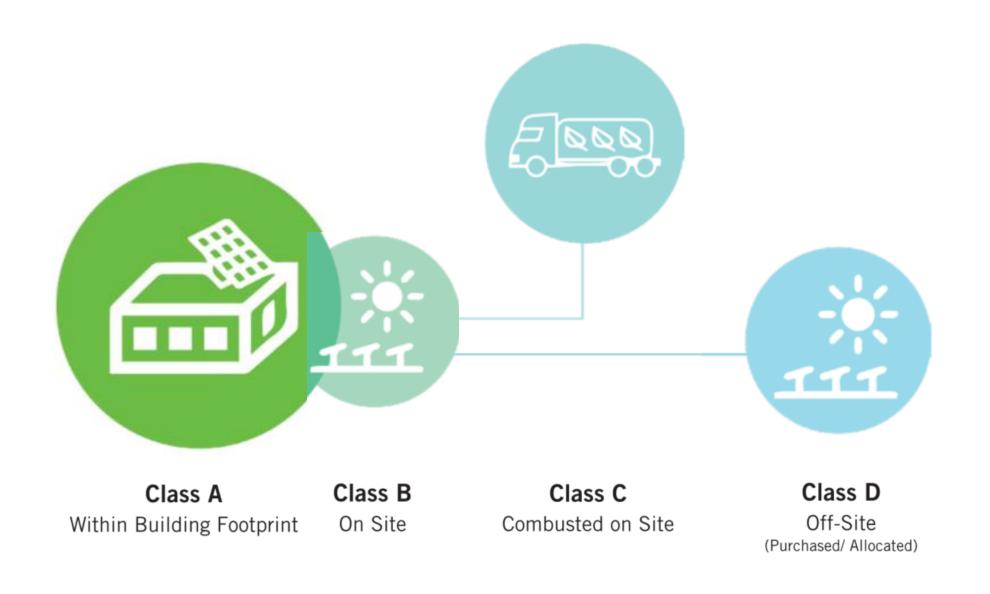




CAPE COD COMMUNITY COLLEGE



ZNE CLASSIFICATION – NREL

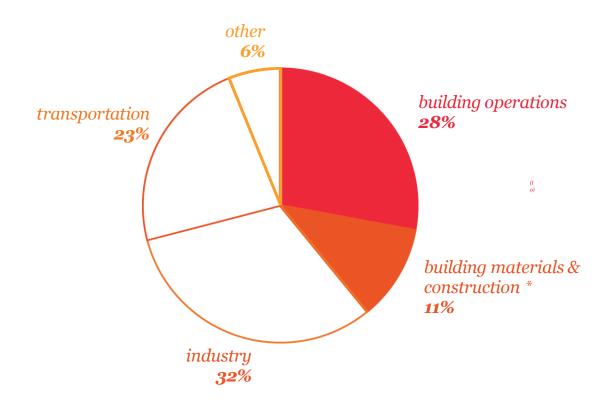


EMBODIED AND OPERATIONAL EMISSIONS

energy, operational & embodied



GLOBAL CO₂ EMISSIONS BY SECTOR

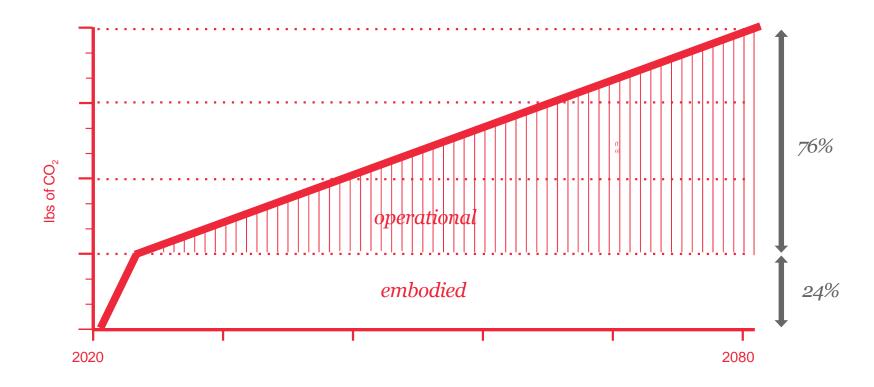


source: Global Alliance for Buildings and Construction. 2018 Global Status Report

*an estimate of the portion of the overall industry sector that applies to the manufacture of materials for buildings construction, such as steel, cement, and glass.

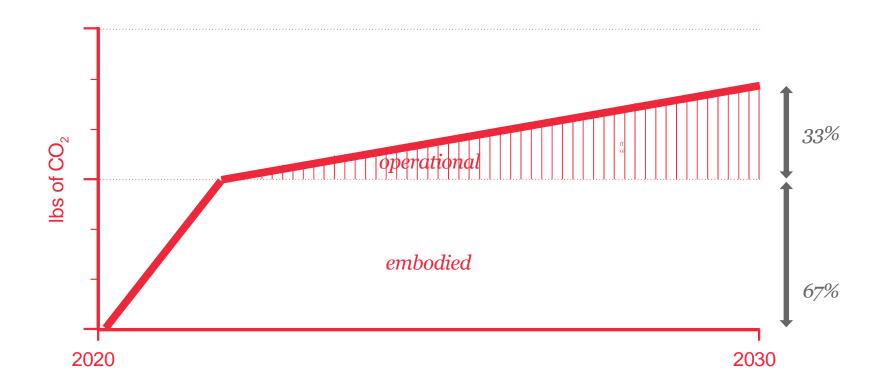
TOTAL CARBON EMISSIONS – 60 YEAR

typical code construction [carbon emissions]



TOTAL CARBON EMISSIONS – 10 YEAR

typical code construction [carbon emissions to 2030]



Questions & Discussion



HARTWELL INNOVATION PARK

POLL: Choose the three most important sustainability feature for the future HIP BUILT environment.

SOME OF WHAT WE HEARD

- Visible sustainability (solar, recycling)
- Decrease emissions produced by buildings
- Maximize alternative non-car transportation options
- Minimize the use of toxic substances in construction
- Promote zero waste
- LEED certification
- Zero carbon conversion of existing buildings

YOUR ADDITIONAL THOUGHTS

ANYTHING ELSE?



HARTWELL INNOVATION PARK

POLL: Choose the most important sustainability features for the future HIP NATURAL environment.

SOME OF WHAT WE HEARD

- Visible sustainability (solar, water capture)
- Decrease emissions produced by vehicles
- Maximize alternative non-car transportation options
- Manage stormwater
- Minimize the use of toxic substances in construction
- Prioritize native species in green spaces
- Promote zero waste
- Preserve mature trees
- Rain water harvesting
- Drought tolerant landscaping
- Permeable surfaces



ANYTHING ELSE?

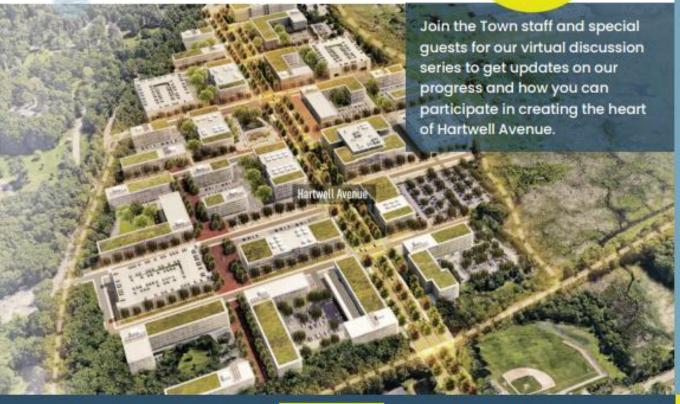
YOUR ADDITIONAL THOUGHTS

OUTREACH

TIMELINE







CREATING THE

HEART

OF HARTWELL

DISCUSSION SCHEDULE

October 15, 2020 | 8-9 AM

Topic: Project Timeline

October 29, 2020 | 7-9 PM

Topic: Stormwater & Conservation November 10, 2020 | 7-9 PM

Topic: Design Guideline

December 1, 2020 | 7-9 PM

Topic: Zoning bylaw and design guidelines

December 7, 2020 | 7-9 PM

Topic: Sustainability

December 14, 2020 | 7-9 PM

Topic: Transportation

January 7, 2021 | 7-9 PM

Topic: Draft zoning PROPOSAL January 21, 2021 | 7-9 PM

Junuary 21, 2021 | 7-9 PM

Topic: FINAL zoning RECOMMENDATIONS

FOR MEETING DETAILS, VISIT:

https://www.lexingtonma.gov/economicdevelopment/pages/hartwell-zoning-initative

STAY CONNECTED:





GET IN TOUCH



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781-918-3350



WEBSITE

Lexingtonma.gov/hartwell



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Facebook:

Twitter: @businessLex

#HIPLexington

#LexTalkHartwell





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Thank you!